

LAW OFFICES OF THOMAS C. BIRSEY, P.L.C.  
MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 187

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
MAR 25 10 13 AM '83  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD J. GILSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto C.E. Robinson, Jr. as Trustee of the Estate of B.M. McGee under Will

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Four Thousand Five Hundred Fifty and NO/100 ----- Dollars (\$ 4,550.00 ) due and payable according to the terms of the promissory note executed herewith

~~with interest thereon from~~

~~XXXXXX~~

~~XXXXXX~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract No. 10, on plat entitled "Survey for Doris G. Bramlett, Trustee" prepared by Carolina Surveying Co., containing 2 acres, more or less, and being further described as follows:

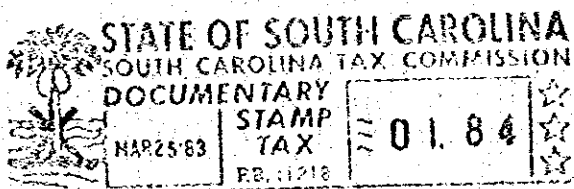
BEGINNING at a point in the center of Woodside Road, 534 feet northwest from Flat Rock Creek, and running thence with the centerline of said Road S. 57-55 E., 280.6 feet to a point; thence S. 59-26 E. 100.6 feet to a point; thence S. 64-06 E., 152.8 feet to a point; thence S. 18-30 W. 179.9 feet to a point; thence with Flat Rock Creek, as the line S. 18-30 W., 179.9 feet to a point; thence S. 8-30 W., 15 feet to an iron pin; thence N. 58-29 W., 575.7 feet to an iron pin; thence N. 28-47 E., 199.9 to the point of beginning.

This is the same property as that conveyed to the Mortgagor by Deed of Calvin G. Ridgeway, et al, recorded in the R.M.C. Office for Greenville County in Deed Book 1184 at Page 883 on March 23, 1983.

This mortgage is not assumable without consent of the Mortgagee. The balance is due in full upon sale, conveyance or transfer of the above-described property.

Mortgagee's address: 600 East Washington Street  
Greenville, South Carolina

GCTO -----3 MR25 83 007



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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